

The background of the entire page is a bokeh effect of out-of-focus city lights at night. The lights are in various colors including warm oranges, yellows, and reds, as well as cooler blues and whites. They are scattered across the frame, with a higher density in the lower half.

# NEIGHBORHOODS AND HOUSING SERVICES DEPARTMENT

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*a guide to KANSAS CITY'S latest projects*





# OUR PEOPLE

## MAYOR

SYLVESTER “SLV” JAMES

## CITY MANAGER

TROY SCHULTE

## DIRECTOR

JOHN A. WOOD  
Neighborhoods and Housing

## FIRST DISTRICT

SCOTT WAGNER  
First District at Large

DICK DAVIS  
In District

## SECOND DISTRICT

ED FORD  
Second District at Large

RUSS JOHNSON  
In District

## THIRD DISTRICT

MELBA CURLS  
Third District at Large

JERMAINE REED  
In District

## FOURTH DISTRICT

JIM GLOVER  
Fourth District at Large

JAN MARCASON  
In District

## FIFTH DISTRICT

CINDY CIRCO  
Mayor Pro Tem,  
Fifth District at Large

MICHAEL BROOKS  
In District

## SIXTH DISTRICT

SCOTT TAYLOR  
Sixth District at Large

JOHN A. SHARP  
In District

CITY COUNCIL

# CITY PROJECTS



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OUR PEOPLE

WELCOME

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HISTORIC JAZZ DISTRICT

BEACON HILL

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BROOKLYN AVENUE

IVANHOE GATEWAY

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SERVICES CENTER

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FAMILY LIFE CENTER

BANCROFT SCHOOL  
APARTMENTS

ALDI

SEVEN OAKS ESTATES

ST. MICHAEL'S VETERANS CENTER

CAMERON PLACE

NEIGHBORHOOD  
STABILIZATION PROGRAM







REBUILDING  
KANSAS CITY  
NEIGHBORHOODS

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*exciting* PROJECTS *and* SUCCESS STORIES







**THE FOLLOWING PAGES HIGHLIGHT** many recent success stories in parts of Kansas City that historically have not benefitted from substantial investments. These projects already have made a visible difference, even though the majority—targeted neighborhood revitalization and large scale “catalytic” projects—were only begun since 2011. Most are located on Kansas City’s eastside, an area which rarely celebrated successful developments during the previous decade.

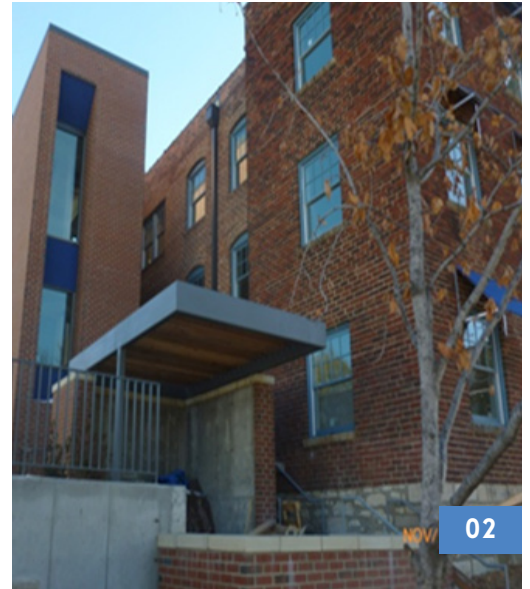
Ever since the U.S. Department of Housing and Urban Development (HUD) introduced its block grant program in the 1970s, investments in Kansas City’s older core neighborhoods were fueled by this federal program and not much else. Private sector support played a small role in helping fund homeownership and community development corporation sustainability, but that support (primarily from philanthropic and financial services stakeholders) significantly diminished after the mid-2000s; likewise, federal resources for urban core development decreased by nearly 40 percent since the 1980s. The prospects for an urban renaissance in Kansas City’s urban core were further blunted by the economic recession and the unfortunate intervention of a federal receivership that began in 2005 and was finally terminated in October 2013.

Despite such challenges, the following projects are visible evidence that positive results can come from a focus on commitment, capability and leadership. The keys to success will be Kansas City policymakers, administrators and community stakeholders working together as a team on strategic, intentional investments in specific areas. We celebrate these accomplishments and look forward to more.





01



02



04



06



07



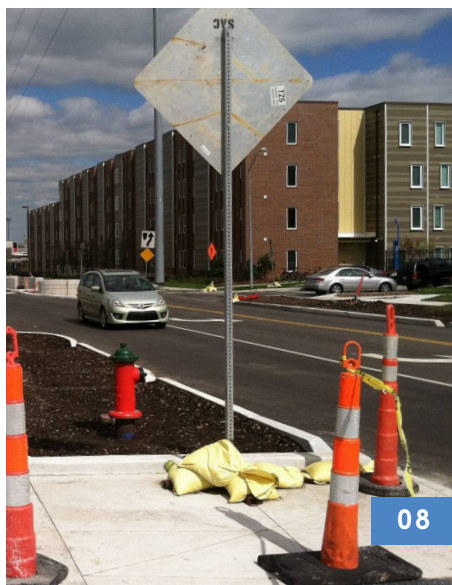


### 01-02 // 18TH & VINE HISTORIC JAZZ DISTRICT

Redevelopment of the 18th & Vine Historic Jazz District has been a longtime Kansas City priority. The Apartments at Highland Place (18th Street and Highland Avenue) is the most recent of several significant developments. Other accomplishments include the American Jazz Museum, the Negro Leagues Baseball Museum and the Jazz District Apartments at 19th Street and The Paseo and Highland Avenue.

The Apartments at Highland Place is a 20-unit redevelopment of five single-family houses and the historic Rochester Hotel. The project used financing from Kansas City through HUD and Mazuma Credit Union. It was completed in December 2013 and is fully leased.

enue on the west and Vine Street on the east. Originally envisioned as a 300-unit single-family development in 1999, the project scope has changed over time into a mixed-use development featuring privately built single-family homes, graduate student apartments, a grocery store, a hotel and mixed-income rental units. Significant public infrastructure includes street design, lighting, curbs/sidewalks and landscaping features financed through approximately \$4 million in PIAC funds. Total investment for current projects in Beacon Hill (completed, in-progress and planned) is approximately \$75 million. Total new investment for all phases will exceed \$125 million.



### 03-08 // BEACON HILL

Beacon Hill is a major redevelopment project located from 22nd to 27th streets and bordered by Troost Av-





TARGETED  
NEIGHBORHOOD  
DEVELOPMENT

new METHODOLOGY





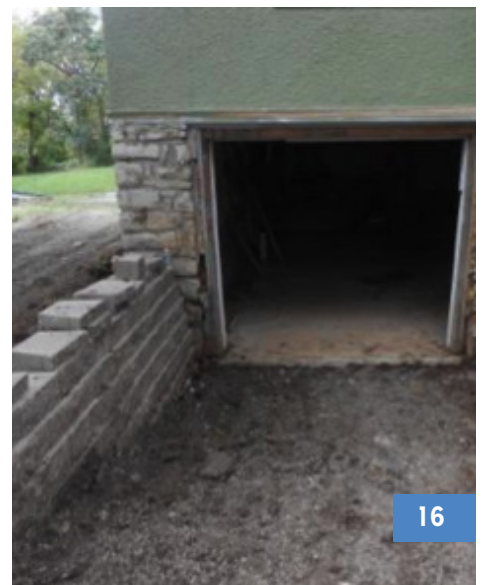
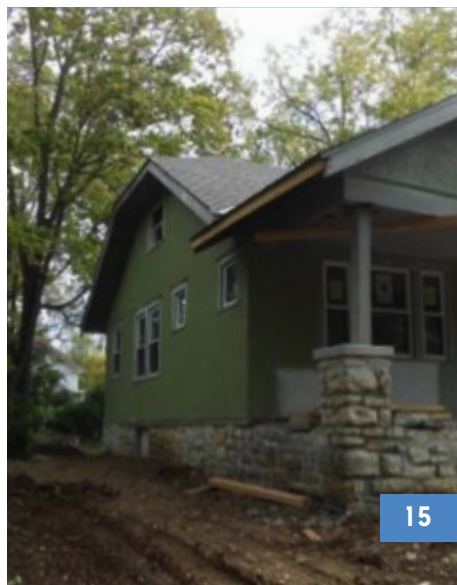
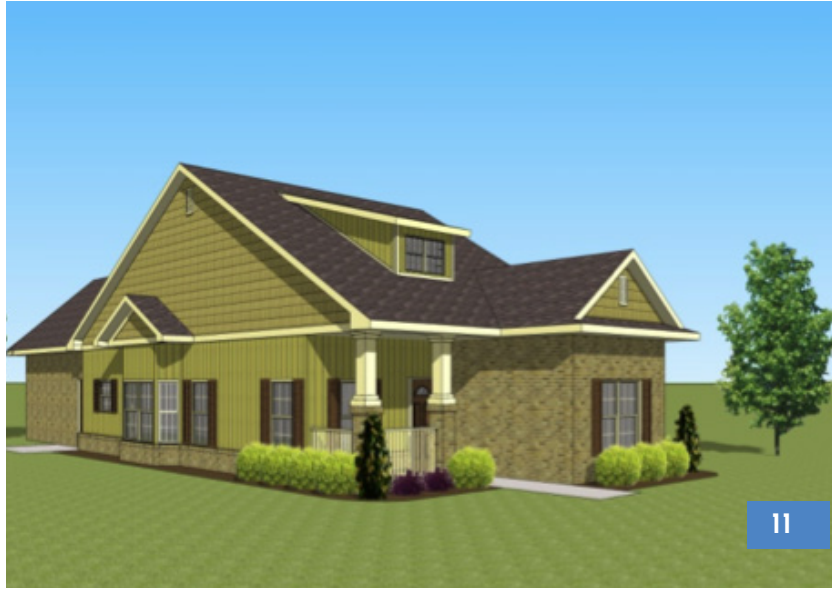


## TARGETED NEIGHBORHOOD DEVELOPMENT

**KANSAS CITY'S 2012-2016 CONSOLIDATED PLAN** calls for a new methodology to assist and improve neighborhoods. Previously, nonprofit community development corporations (CDCs) were funded to lead development within traditionally defined areas; their primary focus was on building homes. After the economic recession and a change of funding formulas by HUD, several CDCs closed their doors and others adopted different business models.

Targeted Neighborhood Development recognizes that the key to improving and sustaining neighborhoods must be holistic, comprehensive, strategic and targeted over a period of time. It extends beyond simply building homes; other factors are just as important, i.e., neighborhood engagement, public infrastructure, systematic code inspections and property maintenance. The goal is to stimulate long-term, community-led investment and to attract and retain residents by offering public resources to complement and attract private investment by residents and local developers. Twelve areas were identified, stretching from the Northland to central city to the south in Ruskin. Approximately \$1 million of CDBG funds are allocated each year to support this effort.







## 10-12 // MONARCH MANOR

Monarch Manor is an emerging single-family development in the Wendell Phillips Neighborhood. The development aims to reinvest in underutilized vacant parcels and attract new housing on the former Municipal Stadium ballpark, where some 25 parcels remain to be filled with new housing. The development carries the KC Monarch's namesake. Phase I included improved lighting, tree planting, significant signage and landscaping. Phase II has recently begun with the naming of Entrepreneur Enterprises, LLC to build two new homes on the site.

## 13 // BROOKLYN AVENUE

Brooklyn Avenue housing is being proposed as new infill construction for the 2500 block of Brooklyn Avenue. This would be the initial phase of new housing along the Brooklyn corridor to complement both Monarch Manor and the East Patrol Station/Crime Lab area.

Housing designs would fit within the local architecture of the neighborhood and support repopulating the community.

## 14 // IVANHOE GATEWAY

Ivanhoe Gateway at 39th and Euclid will have seven new duplex units for owner-occupants. The project will be developed over three phases with Phase I now underway after a recent groundbreaking. This phase involves building the first three duplex structures using a combination of resources: \$912,000 in neighborhood stabilization funds, philanthropic foundation grants, a private lender and \$460,000 in PIAC funds for infrastructure. Proceeds from the sales will be reinvested to help leverage additional phased development.

## 15-16 // BLUE HILLS COMMUNITY SERVICES CENTER

Blue Hills Community Services Center at 5008 Prospect Ave. was redeveloped by Blue Hills

Community Services in the Green Impact Zone to offer a training and business development facility for small business contractors. The center also provides meeting and event space for neighborhood groups and community programs and services. Total investment of \$3.2 million was used to repurpose a 14,168-square-foot former construction company's building into a LEED Gold standard facility. Funding was secured with \$2.2 million from an EnergyWorks KC grant obtained by the City from the U.S. Department of Energy and \$430,000 through the City's community development block grant allocation. Greater Kansas City LISC financed initial acquisition and predevelopment costs. This project complements Blue Hills' ongoing housing rehabilitation efforts to help attract and retain residents.





CATALYTIC  
PROJECTS

.....  
*revitalizing* NEIGHBORHOODS







**NEIGHBORHOOD REVITALIZATION** also requires redevelopment of large-scale projects or assets. This kind of new construction or substantial rehabilitation requires a significant financial commitment from the public sector to leverage private funds or a combination of resources such as historic and low-income housing tax credits or New Market Tax Credits, bond financing, appropriate tax abatement and private commitments (skin in the game) from developers. Recent projects completed or in progress include: East Patrol Station/Crime Lab, Bancroft School redevelopment, Seven Oaks Estates, Aldi grocery store, Blue Hills Community Services Center, Morning Star Family Center, Cameron Place and St. Michael's Homeless Veterans Campus project. The total investment for these projects is approximately \$150 million.





## 17 // EAST CAMPUS

The East Patrol Station/Crime Lab is the largest and most significant single public investment in Kansas City's Third Council District. Located on the northwest quadrant of 27th Street and Prospect Avenue, the site will be a campus featuring a police division station, a multipurpose building, a state-of-the-art crime lab and a property and evidence repository. Total cost is estimated at \$74 million. The construction and development has achieved significant Minority, Women and Disadvantaged Business and Section 3 hiring and contracting goals, and the building is being designed to achieve a U.S. Green Building Council LEED gold rating.



## MORNING STAR YOUTH AND FAMILY LIFE CENTER

The Morning Star Youth and Family Life Center has been a vision of the Rev. John M. Miles for the past 20 years. Construction is expected to start by early December 2014 and is estimated at about \$5 million. The center will be located directly across the street from the East Patrol Station/Crime Lab on the southwest quadrant of 27th Street and Prospect Avenue,





and will be able to leverage significant resources.

## 18 // BANCROFT SCHOOL APARTMENTS

The Bancroft School Apartments at 4300 Tracy Ave. in the Manheim Park neighborhood is the first phase of new housing units in this central community. Primary funding for the \$14-million project was provided by the Missouri Housing Development Commission to preserve and transform the former school into 50 spacious apartments. This successful adaptive reuse has attracted other private builders and has convinced the development team, led by Dalmark, to begin a second phase to build 38 single-family infill units.

## 19 // ALDI FOOD MARKET

The Aldi food market is a 16,000-square-foot retail grocery that opened in February 2014 at 39th Street and Prospect Avenue, an area noted as a “food desert” in which residents lacked proximity and access to healthy, affordable food. The project involved Tax Increment Financing and \$400,000 in PIAC funds for curbs, sidewalks, street resurfacing and bus stop

amenities. Aldi is also hiring residents for newly created jobs.

## SEVEN OAKS ESTATES

Seven Oaks Estates, a former school redeveloped into 44 units of senior living, represents a major achievement in the community. The Historic East Neighborhoods Coalition comprised of 11 neighborhoods led the effort for this project. The development cost was approximately \$9 million and each unit (28 two-bedrooms and 16 one-bedrooms) is unique; no two are alike. The building is fully occupied.

## 20 // ST. MICHAEL'S VETERANS CENTER

St. Michael's Veterans Campus will be phased in over four or more years and is expected to be developed at about \$36 million. It will provide housing for about 158 veterans. Phase I opened in June 2014 with 58 housing units and onsite management offices. Funding for Phase II is near completion and construction will start in early 2015.

## 21 // CAMERON PLACE

Cameron Place at 3200 Brighton Ave. has 48 units of affordable,

special needs housing units. The total development cost was \$8.4 million, with the City providing \$400,000 of HOME funds.

## 22 // NEIGHBORHOOD STABILIZATION PROGRAM

This program was established in 2008 under the Housing and Economic Recovery Act of 2008. The goal is to provide assistance to state and local governments to acquire and redevelop properties that might otherwise become abandoned and contribute to community blight.

Kansas City contracted with the Economic Development Corporation, a nonprofit sub-recipient, to administer this program. The corporation in turn partnered with five community development corporations known as primary property developers to carry out activities under the program. Through this initiative, the City's Neighborhood Stabilization Program was awarded approximately \$9.1 million, enabling the acquisition, rehabilitation and resale of more than 70 “move-in ready” homes to qualified individuals and families.



